

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 2/18 Alexandra Crescent, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$540,000

Median sale price

Median price \$815,000 Property Type Unit Suburb Surrey Hills

Period - From 26/06/2023 to 25/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	4/420 Whitehorse Rd SURREY HILLS 3127	\$545,000	05/04/2024
2	5/355 Elgar Rd SURREY HILLS 3127	\$510,000	20/12/2023
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 26/06/2024 14:05

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Indicative Selling Price

\$500,000 - \$540,000

Median Unit Price

26/06/2023 - 25/06/2024: \$815,000



 2  1  1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



4/420 Whitehorse Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 2  1  1

Price: \$545,000

Method: Private Sale

Date: 05/04/2024

Property Type: Apartment



5/355 Elgar Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 2  1  1

Price: \$510,000

Method: Private Sale

Date: 20/12/2023

Property Type: Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044